

AA 602-00
SUB

Cape St. John
00-255

M SA-S-1829-857

LH
Comment
12/15/00

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

December 15, 2000

Mr. Chris Soldano
MS 6301
Anne Arundel County Department of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Re: Cape St. John, Section B – Lots 66, 67
S 80-176, P 00-255

Dear Mr. Soldano:

Thank you for forwarding the above-referenced subdivision request to this office for review and comment. The applicant proposes a lot line change. I have outlined our comments below.

It is difficult from the site plan provided to determine the location of the existing lot line. Therefore, is this request a lot line adjustment, or is this the creation of a new lot?

If this is creation of a new lot, it appears the proposed dwellings may be in the expanded Buffer for steep slopes. This needs to be verified. This office will not support variances for new lots.

If this is a lot line adjustment, the lot line should be configured so the proposed dwellings will not require variances. Again, this office will not support a variance.

In any case, it appears the proposed infiltration trench is within the expanded Buffer for steep slopes. This needs to be relocated.

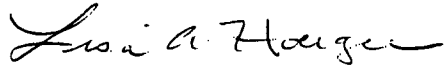
Finally, the site plans expanded the Buffer from the edge of 25% slopes. The Buffer must be expanded from the edge of 15% slopes.

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

Mr. Soldano
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Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Lisa A. Hoerger". The signature is fluid and elegant, with a long horizontal flourish at the end.

Lisa A. Hoerger
Natural Resources Planner



Box 17 Dunkirk, Maryland
410)257-3332, (301)855-8272

SECOND ELECTION DISTRICT, ANNE ARUNDEL CO., MD

SCALE: 1"=20' MAY 200

DATE	MAY 2000
SCALE	1"=20'
DRAWN BY	CEP
DRAWING #	AA877
FILE #	AA877
JOB #	009067